ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Peter Gettins/Thomas H. Cook	Commerce Union Bank	Map 105-9
(NAME) 1419 Acklen Avenue	(NAME) P. O. Box 2546	Parcel 59
(STREET ADDRESS OR ROUTE NUMBER) Nashville, Tennessee 37212	(STREET ADDRESS) Nashville, Tennessee 37219	
(CITY) (STATE) (ZIP CODE)	(CITY) (STATE) (ZIP CODE)	

WARRANTY DEED BOOK 7199 PAGE 457

For and in consideration of the sum of One Hundred Twelve Thousand and no/100---($112,000.00) DOLLARS

Cash in hand paid, the receipt and sufficiency of which is acknowledged, I, Susan C. Short, unmarried,

have bargained and sold, and by these presents do transfer and convey unto the said Peter Gettins and Thomas H. Cook, as tenants in common

the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being the westerly 18 feet of Lot No. 16 and all of Lot No. 17 on the Plan of D. B. Blakemore's Subdivision of Lawrence Lawn, as of record in Book 161, Page 165, Register's Office for said County.

SAID part of Lot No. 16 and Lot No. 17 front together 68 feet on the southerly side of Acklen Avenue and extend back 175 feet on the easterly line and 175-1/2 feet on the westerly line with the easterly margin of 15th Avenue, South, formerly Washington Street, to an alley, measuring 60.3 feet thereon.

BEING the same property conveyed to Susan C. Short, unmarried, by deed from Dorothy W. Tipton, widow, of record in Book 6426, Page 377, Register's Office for Davidson County, Tennessee.

This conveyance is subject to easements and restrictions of record and 1987 property taxes pro-rated to closing and assumed by the Grantees.

The last known recorded instrument of record is recorded in Book _____, Page _____, Register's Office of Davidson County, Tennessee.

This is unimproved ( ) improved (X) property, known as 1419 Acklen Avenue (House Number) (Street), Nashville, Tennessee 37212 (P. O. Address) (City or Town) (Zip Code)

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever. And we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out. And we do further covenant and bind ourselves, our heirs and representatives to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns against the lawful claims of all persons, whomsoever.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 31st day of March, 19 87.

Susan C. Short

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Diana L. Rush BOOK 7199 PAGE 458, a Notary Public in and for said County and State, the within named Susan C. Short

the bargainor _____, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 31st day of March, 19 87.

My commission expires 10/24/88 Notary Public Diana L. Rush

STATE OF TENNESSEE
COUNTY OF _____

Before me, _____, a Notary Public of the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged _____ to be the _____ and _____ respectively of _____, the within named bargainor, a corporation, and that _____ as such _____ and _____, executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by the said _____ as _____ and attesting the same by the said _____ as _____.

Witness my hand and seal, at office in _____, this _____ day of _____, 19____.

_____ Notary Public

Commission expires _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer or value of property (whichever is greater) is $ 112,000.00

This is equal to or greater than the property would bring at a fair and voluntary sale.

Peter Gettins
Thomas H. Cook

Sworn to and subscribed before me
this 31st day of March, 19 87.

My commission expires 10/24/88 Notary Public Diana L. Rush
10/24/88

This instrument was prepared by:
WILLIAMS & SMITH, ATTORNEYS, Suite 205, Ambrose Building, 162 Fourth Avenue North, P. O. Box 2868, Nashville, Tennessee 37219

Name	Address

WARRANTY DEED

FROM Susan C. Short

TO Peter Gettins
Thomas H. Cook

IDENTIFICATION REFERENCE

APR 10 12 23 PM '87

I 37.43

RUSH

Ticor Title Insurance Company
Public Square Building
344 4th Avenue North
NASHVILLE, TENNESSEE 37219

OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 7199 PAGE 459

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

MISC - MISCELLANEOUS
CO TX - STATE TAX CONVEY
MO TX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

VD: [illegible] CMT.
[illegible] CMT.
[illegible] STAX
[illegible]
[illegible]
CHK # [illegible]
[illegible] BAL [illegible]

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

13743

IDENTIFT REFERENCE

APR 10 12 23 PM '87

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 68057